



Ridge Crest

Sept. 2008

Homeowners Association

Improvement Grant

Ridge Crest was recently awarded another \$5000 matching funds grant through the Town of Firestone. This year's improvements will include reseeding, and adding irrigation to the Taylor detention pond, Tract Q. The contract for this work has been awarded, and will commence at the end of this month. Plans are already being made for another grant submittal next year, for improvements to the St. Vrain Ranch Blvd. eyebrow berms.



Seal Coat Project

Directors are currently considering proposals for the seal coating of St. Vrain Ranch Blvd. eyebrow streets. This month the contract will be awarded, and work performed shortly thereafter. Written notice will be distributed, and the HOA will request that all homeowners in this area remove vehicles from the eyebrow streets. The paved areas will only be off-limits for one day. This has been budgeted as regular maintenance, and will be funded from the reserve account. To review the approved budget, navigate to the *Financials* page of our website.



Guideline Revision

In coming months, the Board will be revising our design guidelines, in keeping with House Bill HB-08-1270. This bill promotes the use of solar and wind energy generating devices by Colorado residents. The law makes it clear that the installation of certain solar and wind generation devices cannot be prohibited by associations. However, associations can continue to impose restrictions on the dimensions, placement, and external appearance of the device, so long as the restrictions do not significantly increase the cost of installation or significantly decrease the performance or efficiency of the device.

The new law states that the installation of awnings, shutter, trellises, garage or attic fans, evaporative coolers, energy-efficient outdoor lighting, and retractable clotheslines cannot be prohibited. However, our board and architectural advisory committee can and will continue to approve only devices that are aesthetically consistent with the neighborhood standards.



If you plan to install any of the items discussed above, please make sure you have reviewed the current guidelines prior to submitting your request. Guidelines are posted to our website, and can be found on the *Bylaws/Forms* page.

Board of Directors:

Wendy Osborn - *President*
Kelly Deitman - *Vice President*
Penny Gagliardi - *Treasurer*
Kelly Lanning - *Secretary*
Denny Usher

Direct Email:

board@ridgecresthoa.com

HOA Website:

www.ridgecresthoa.com

Arch. Advisory Committee:

Kelly Lanning
Kelly Deitman

Beautification Committee:

Marti Usher
Hallie Springer
Penny Gagliardi
Wendy Osborn

Management:

Ridge Crest Homeowners Assoc.
c/o Hammersmith Mgmt., Inc.
5619 DTC Parkway, Suite #900
Greenwood Village, CO 80111
www.e-hammersmith.com

Community Manager:

Gwen Rohrer

Client Services:

303.980.0700
clientservices@e-hammersmith.com

Board Meetings:

Board of Directors meetings are on the second Tuesday of each month at 6:30 pm. Meetings are held at Sable Landing Event Center, 5691 Sable Avenue, (WCR 22), Firestone.

Vandalism

Due to the recurring vandalism to our irrigation system, Directors have approved more repairs by our maintenance contractor. Repairs include replaced sprinkler heads, and a secure enclosure for a controller. This amounts to over a thousand dollars in unplanned expense. Our WeatherTRAK controller has also been damaged, due to repeated tampering, and in need of recalibration by the manufacturer. Please be patient while our contractor works to remedy these issues. And be sure to contact the Board, or Hammersmith Management, if you witness vandalism.

Preparing Landscaping for Winter



Autumn is the best time for planting, so if you are considering adding or relocating, now's the time to do it. Flowers, shrubs and trees have been proven to bloom more profusely, have better established root systems, and require less water for transplanting, if planted in the fall. This is also a good time to fertilize the lawn, to replenish the nutrient supply that may have been exhausted by a long, hot summer. Many local nurseries are also advertising sales and special discounts at this time of year. A good resource for plant types and their care, as suited to our local climate, is the High Country

Gardens website www.highcountrygardens.com. Some local vendors also offer discounts to Ridge Crest residents. The Tree Farm in Longmont, and Cimarron Nursery (across from King Soopers) both offer members a 20% discount on purchases. Homeowners considering exterior improvements are required to submit a Design Review Request (DRR) for approval. This review process could take as long as 60 days. Submit your applications soon!

Remember that sprinkler and drip systems should be turned off, drained, and blown out before the first big frost. Water left in irrigation piping could freeze, expand, and rupture fittings, if not properly winterized.

Energy Saving Tips

As energy prices continue to rise, we are continually looking for ways to save. The Office of Energy Efficiency and Renewable Energy (<http://www.eere.energy.gov/>) publishes tips on energy saving every month. They offer advice regarding insulating, appliances, lighting, heating, and ways to use landscape for energy efficiency. Other websites, like Energy Savers (<http://www.energysavers.gov/>) post links to a broad range of support information.

Foreclosures

Ridge Crest is still experiencing foreclosures. Several homes stand empty, and dead/dying landscaping has become an issue. Because these properties are now bank-owned, the Association is unable to remedy the unsightly conditions because violation fine letters to these titleholders go unanswered.

Similarly, the Board and our Mgmt. company regularly receive complaints from members, about unsightly conditions of occupied neighboring properties. Often, these conditions have already been noted, and warning or fine letters sent. But if those homeowners choose to ignore the correspondence, the Association must pursue violations thru legal channels. This can be a lengthy process, and sometimes does not even result in the violation being corrected.



Firestone Information

Fire Department

Frederick-Firestone
Fire Protection District
303.833.2742

Firestone Police Department

303.833.0811

Carbon Valley Medical Ctr.

303.833.3888

Brighton Community Hospital

303.651.1513

Carbon Valley Animal Hosp.

303.651.7387

Coal Ridge Animal Hosp.

303.833.1137

Xcel Energy

303.659.0551

Kinder Morgan

800.563.0012

Tri-Area Sanitation District

303.833.2977

303.776.9570

Postal Service

303.833.2412

800.275.8777

Carbon Valley Rec. District

303.833.3660

Tri-Area Senior Center

303.833.4300

Prairie Ridge Elementary

720.494.3641

Coal Ridge Middle School

303.833.4176

Carbon Valley Academy

303.774.9555

Imagine Charter School

303.772.3711

Weld Library District

303.833.3510

Town of Firestone

www.ci.firestone.co.us

Board Positions Available

Interested in becoming a board member? Three board positions are currently open. A board position is voluntary (unpaid), and requires a couple of hours a week in service to the community. Duties include reviewing individual homeowner accounts in reference to debt collection or improvement requests, review of insurance, management and grounds maintenance contracts, meetings with Town officials with regard to common area improvements, annual budget review, oversight of various committees, and monthly board meetings. Board members work closely with our community manager and legal counsel in making decisions that impact the entire community. Any Ridge Crest homeowner is eligible for consideration, and a questionnaire is available from Hammersmith Management. Contact the Board, or Hammersmith Mgmt. for more information.



W h a t ' s N e w I n F i r e s t o n e

Meet Town Trustees

In an effort to open the lines of communication between residents and elected officials, Town Trustees will be holding informal meetings. These gatherings will occur at least once a month, and will be attended by at least two Trustees. The next meeting is scheduled for 6pm September 8th, at the new Carbon Valley Library, attended by Paul Sorenson and Matt Holcomb. Another meeting at the library is planned for 6pm September 22nd, with Butch Walb and Kelly Morgan. Future meetings will be announced.

Neighborhood Watch

Did you know that Firestone has a Neighborhood Watch program? The program is coordinated by the Firestone Police Department, and CSO Heather Mon-Dee. Information about the program is available on the Town website (<http://www.ci.firestone.co.us/>), by calling Heather at 303.901.5930 or email: HMon-Dee@ci.firestone.co.us.



The next meeting will be held at the new Carbon Valley Library on September 27th, at 6:30pm. The October meeting will be held at Town Hall, Saturday October 25th, at 10 am. Consider joining!

Firestone Centennial

As part of Firestone's centennial celebration, the Town will host a chili cook-off and the second annual Honey Festival on October 11th, from noon to 5pm. Activities will include live music, a honey cook-off, a pet owner costume contest, food and craft vendors, and honey industry related exhibitors. The event will be held in Hart Park, Old Town Firestone. The dedication of the Centennial Clock and time capsule will also take place. To contribute to the fundraising effort, residents are invited to purchase a personalized brick paver, to be included in the clock landmark. Several levels of sponsorship are available. Check out the town website for more info.: <http://www.ci.firestone.co.us/>



Union Annexation

On September 30th, Firestone will hold a special election to decide whether to annex Lifebridge's 350 acre Union Development. Property located at CO Hwy 119 and Weld County Rd. 3 1/2, is slated for development to include over 300 residential units, up to 680,000 sq. ft. of mixed-use commercial space, and 565,500 sq. ft. for an assisted living center. The annexation was previously approved by Firestone's Board of Trustees, in a May vote. Shortly after, a group of Firestone residents known as InformFirestone circulated a referendum petition to require voter approval.

